



1100 W GRAND AVE

Retail Space w/ Potential Highway-Facing Signage
1,778 Square Feet - For Lease



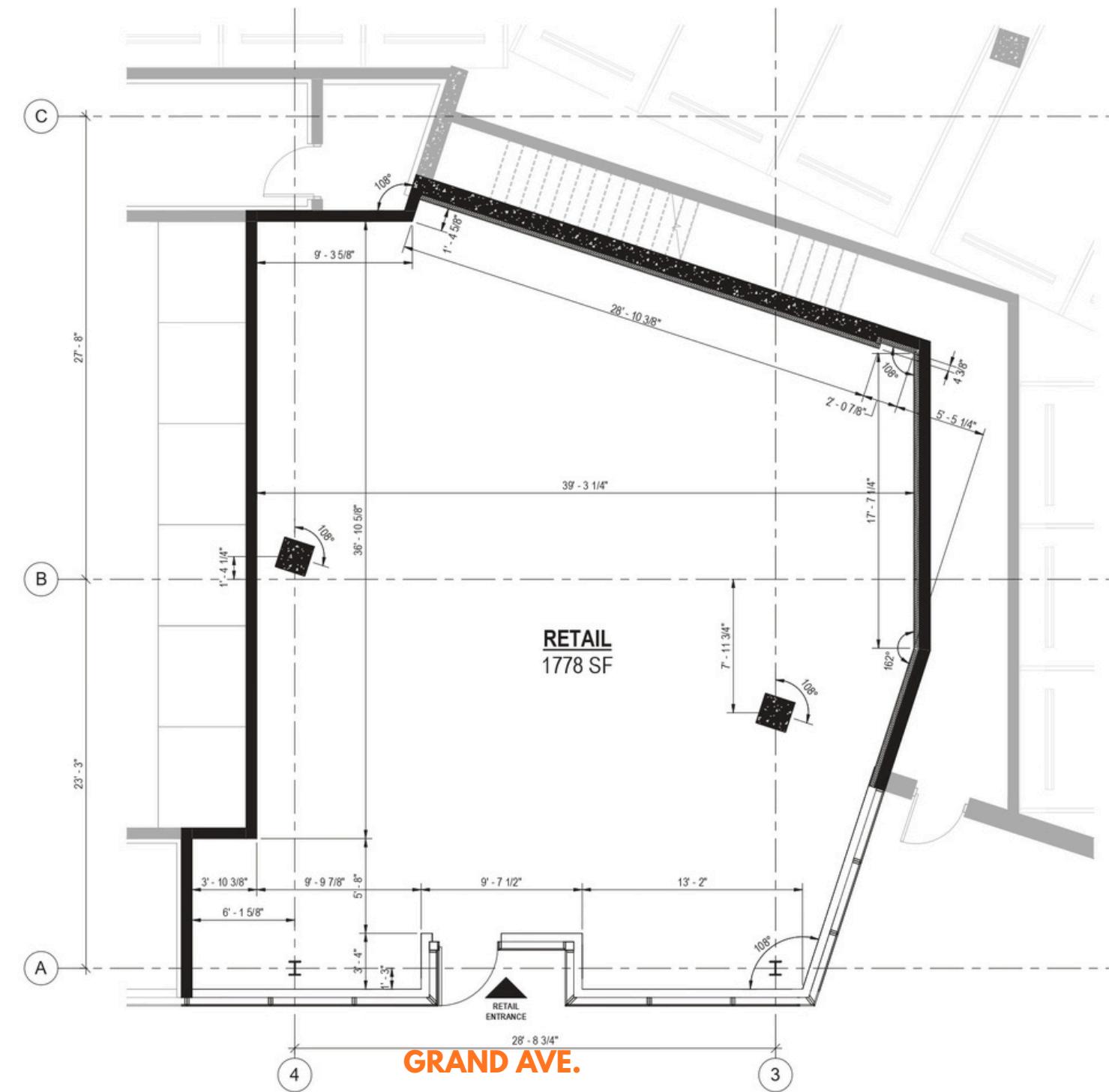
SPACE PLANS

1100 W GRAND AVE

At the intersection of W. Grand Ave and N. Aberdeen St

RETAIL DIMENSIONAL PLAN

1,778 SF



THE OPPORTUNITY

Introducing 1100 W Grand Ave—a newly constructed, seven-story mixed-use project. The site sits prominently at Grand & Aberdeen and retains the well-known flag and flagpole historically maintained by Sterling Bay.

The building includes 99 residential units and approximately 1,700 SF of ground-floor retail fronting Grand Ave. Additional ground-floor features include a bike room and a leasing office. Resident amenities are located throughout the building, with a rooftop deck on the seventh floor.

Parking consists of 28 spaces total: 24 within a rear garage with alley and street access, plus four private garage stalls. ZBA approvals and a special use allowing residential below the second floor are already in place. The asset is well-positioned for future lease-up and long-term value creation.

Available Now For Lease. Retail shell delivery April 2026.

Designed by bKL Architecture.

Developed by Wildwood Investments & Contemporary Concepts, Inc..

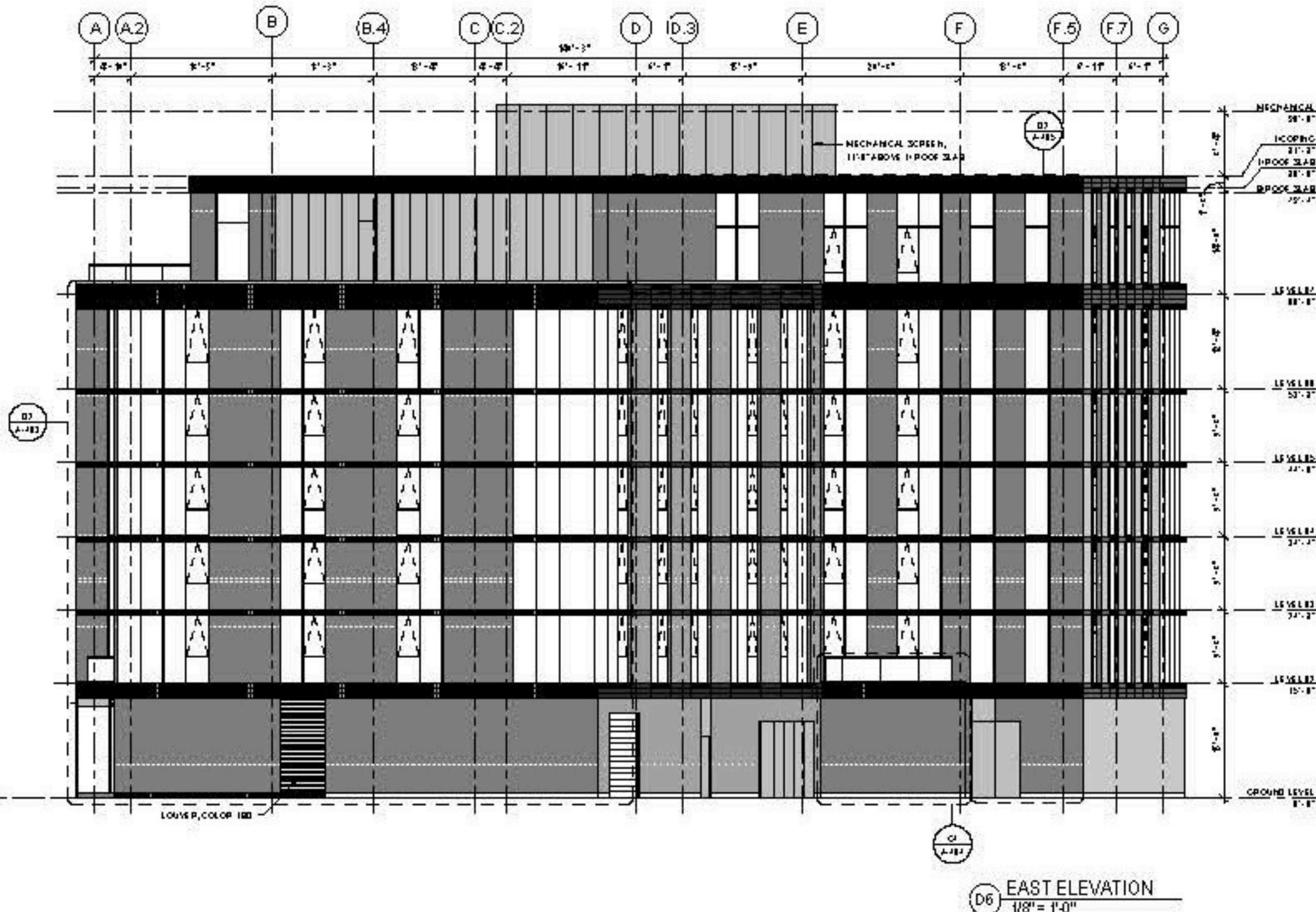
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ON-SITE SIGNAGE OPPORTUNITY

1100 W GRAND AVE

At the intersection of W. Grand Ave and N. Aberdeen St

KAIN
REAL ESTATE



NORTH ELEVATION (VIEW FROM I-90/94)

The North Elevation of 1100 W Grand potentially offers a rare branding moment directly visible to southbound I-90/94, which **sees 300,000+ vehicles per day**. This is premium exposure exclusive to the ground-floor retail tenant. No competing brands. No shared space.

This opportunity delivers:

- Daily visibility to commuters entering the city's core.
- Unobstructed sightlines, extended read times.
- Comparable exposure to paid billboards along this corridor.

Paired with the building's iconic flagpole, your signage becomes part of the city's visual landscape.

Signage will be **offered at additional rent** and subject to CDOT, IDOT and City approval.

DEMOCRAPHICS AND KEY FACTS

1100 W GRAND AVE

At the intersection of W. Grand Ave and N. Aberdeen St

LOCATION

In West Town, located directly North of the Fulton Market District, and South of River West

SIZE

1,778 square feet

CEILING HEIGHTS

16-feet

FRONTAGE

32-feet

CONDITION

Shell Retail Space w/ Tenant Allowance Available

STATUS

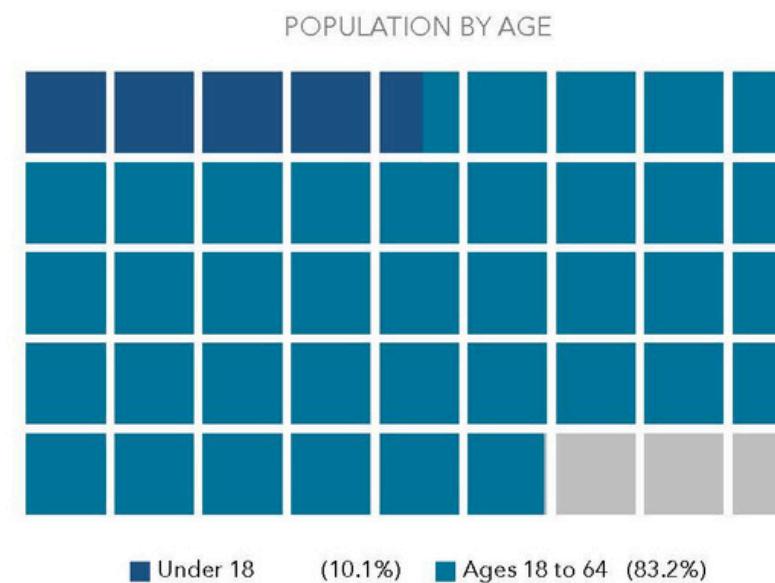
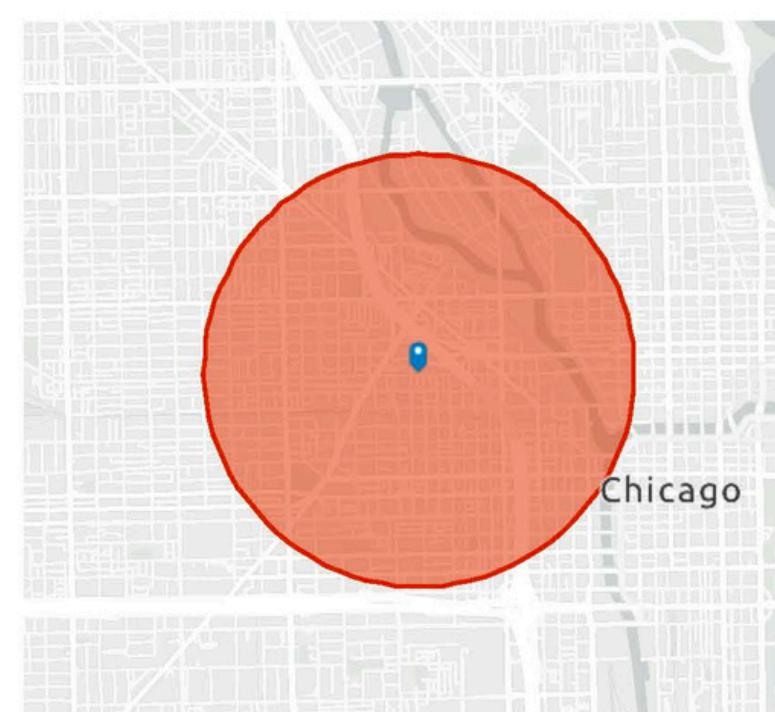
Under construction (delivers April 2026)

ZONING

C1-5 Zoning
Alderman Walter Burnett Jr. (27th Ward)

RENTAL RATE

Please contact broker



Population Trends and Key Indicators

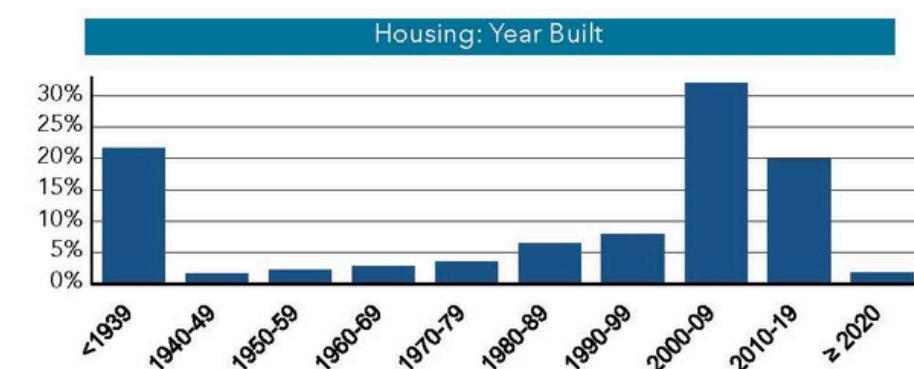
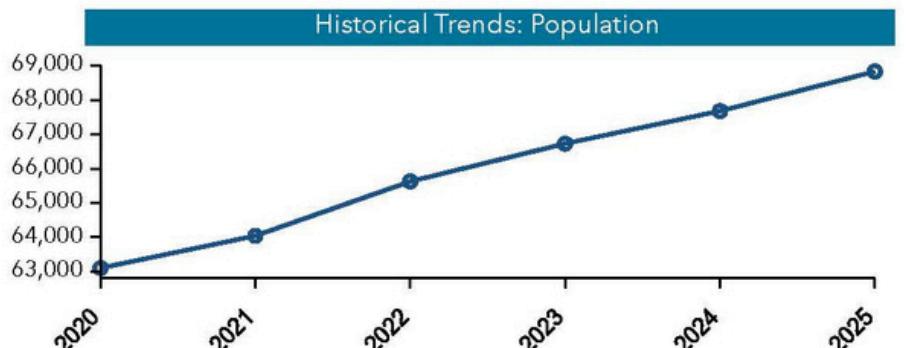
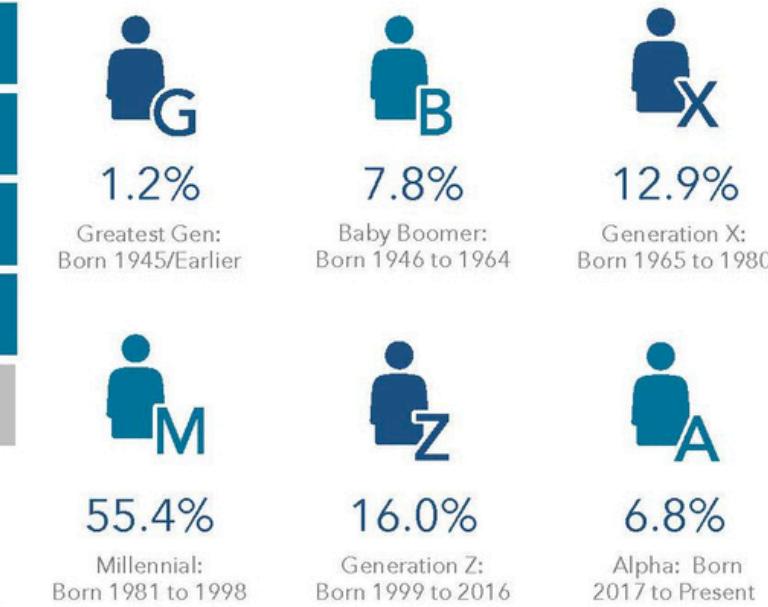
1100 W Grand Ave, Chicago, Illinois, 60642
Ring band of 0 - 1 miles

Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index
68,834	40,755	1.68	33.4	\$151,613	\$556,319	114	93	64

MORTGAGE INDICATORS



POPULATION BY GENERATION



AREA MAP

1100 W GRAND AVE

At the intersection of W. Grand Ave and N. Aberdeen St

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**FOR MORE
INFORMATION:**

ALLAN R. PERALES

ALLAN@KAINREALESTATE.COM

(312) 852-5526

contemporary concepts inc

 WILDWOOD
INVESTMENTS

 bKL
ARCHITECTURE

